

PLANNING AND ZONING COMMISSION MEETING AGENDA

Tuesday, June 27, 2006

8:00 P.M.

Room 206
Town Hall

GENERAL MEETING

Discussion, deliberation and possible decision on the following item:

Business Site Plan #156-A, Darien-Rowayton Bank/Dolcetti, Inc., 995-1003 Boston Post Road. Proposing to raze the existing buildings at 995 and 1003 Boston Post Road (on Lots #27 and #28) and to construct a new mixed-use building with related landscaping, open space plaza, and parking, and to perform related site development activities. A shared parking agreement with 975-987 Boston Post Road and 2 Squab Lane (Lots #29, #30, and #34) is proposed to serve all of the subject properties. *THIS APPLICATION WAS WITHDRAWN ON 6/21/2006.*

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #242, Mary Kay Kosnik, 50 Horseshoe Road. Proposing to construct a tennis court and perform related site development activities. The subject property is on the west side of Horseshoe Road, approximately 500 feet north of its intersection with Allwood Road, and is shown on Assessor's Map #8 as Lot #322 in the R-2 Zone. *PUBLIC HEARING OPENED ON MAY 23, 2006*

Business Site Plan #171-C/Special Permit, Thomas Golden Realty Co., 1063 Boston Post Road and Amendment of Business Site Plan #90-K, Pear Partners, LLC., 1077 Boston Post Road. Proposing to establish a bakery/restaurant in the first floor space formerly approved for a bank and other retail space; construct additional parking, establish a loading zone, a trash/recycling area, and outdoor dining area on the adjacent property at 1077 Boston Post Road; and perform related site development activities. The subject properties are located on the northwest side of Boston Post Road, approximately 210 feet southwest of its intersection with Brook Street, and are shown on Assessor's Map #73 as Lots #8, and #7 and #42, in the CBD Zone.

Proposed Amendments to the Darien Zoning Regulations. Proposals to amend Sections 210 (Add definition of Catering Business and Modify definition of Story), 311 (Add MU to list of Zones), 371 (Size of Cupolas), 513 (Regarding Moderate income housing definitions and resale values), 664 (Add Catering Business to Special Permit Uses), 904 (Add Catering Business to parking requirements), 922b (signs), 922c (signs) and 1022 (require site plan review for all non single-family residential developments in all zones) of the Darien Zoning Regulations.

Business Site Plan #194-E/Special Permit, BMW of Darien/Callari, for property at 126 Ledge Road. Proposing to install a paved parking area with associated drainage, on land to be leased from the Town of Darien at 126 Ledge Road, and perform related site development activities. The subject property is on the north side of Ledge Road, approximately 1000 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lot #21 in the SB Zone.

Land Filling & Regrading Application #162, Michael & Cynthia Grant, 8 Circle Road.

Proposing to place fill and regrade and lower an existing retaining wall and perform related site development activities. The subject property is on the east side of Circle Road, approximately 650 feet south of its intersection with Old King's Highway South, and is shown on Assessor's Map #33 as Lot #47 in the R-1 Zone.

Special Permit Application #243, Nielsen Company, 1405 Boston Post Road.

Proposing to establish a catering business in a portion of the existing Nielsen's Florist Garden Shop & Greenhouses building at 1405 Boston Post Road; and perform related site development activities. The subject property is located on the northwest side of Boston Post Road, approximately 50 feet southwest of its intersection with Thorndal Circle, and is shown on Assessor's Map #39 as Lot #15, in the SB Zone.

Flood Damage Prevention Application #242, Francis & Susan Collins, 18 Mayflower Road.

Proposing to construct additions and alterations to the existing residence and perform related site development activities within a regulated area. The subject property is located on the west side of Mayflower Road, approximately 250 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lots #46 and #47 in the R-NBD Zone.

ADJOURN.